Assessor's Parcel Number(s):

445006004701, 445012003504, 445006004701, 445012003506, 445012003505, 445012003502

GP DESIGNATION

LDR: Low Density Residential

ZONING DESIGNATION

RS/SD7: Single Family Residential; Special District 7 SMU/SD7: Sustainable Mixed Use SD7

PROPERTY SIZE

13,977 sq ft

SETBACKS

MIN FRONT YARD 20 ft 20 ft MIN REAR YARD MIN SIDE STREET YARD 10 ft

MIN SIDE YARD 5 feet, or 10 percent of

the lot width at the front setback line whichever is greater up to a maximum

of 10 feet.

LOT COVERAGE

40% Maximum

MINIMUM AVERAGE LOT WIDTH

INTERIOR LOT 50 ft

CORNER LOT 60 ft (excluding radius for street

return)

DENSITY

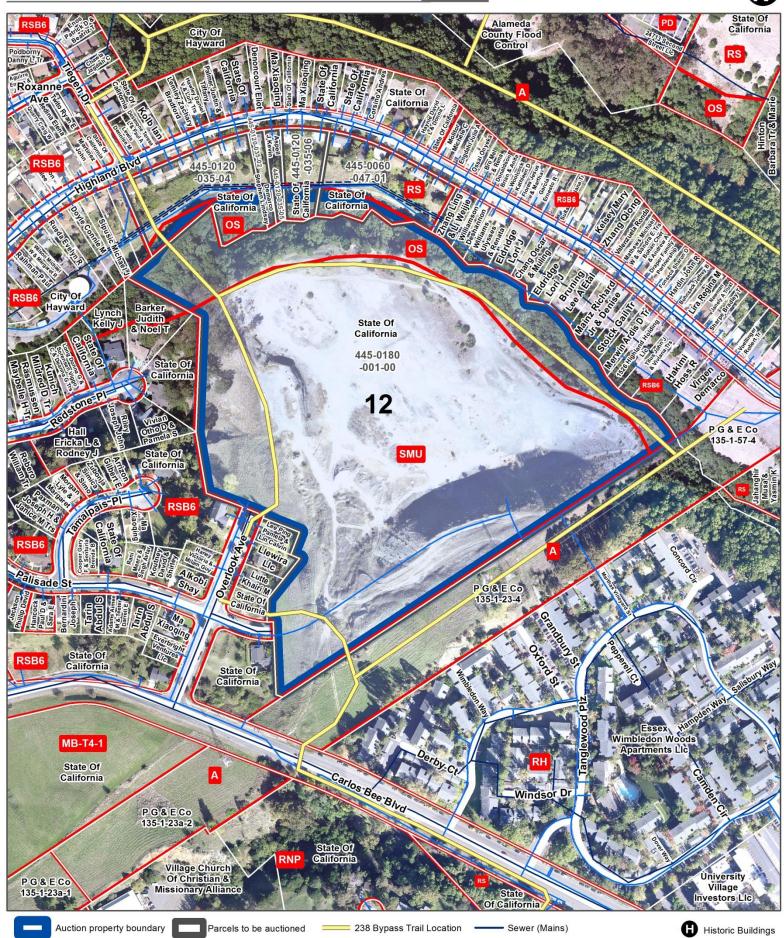
4.3-8.7 Dwelling Units per net acre

HISTORIC BUILDINGS

None

These parcels are located in close proximity to the Cal State University, East Bay campus. Several of these properties are zoned RS - Single-0Family Residential, and have pre-existing structures on them. However a large parcel is zoned SMU - Sustainable Mized Use, allowing for more of a variety of uses.





Zoning boundaries

Parcels (white)

Sewer (Easements)

Water (Service Laterals, Laterals, Mains)